



# TO LET – 1st Floor, 4230 Park Approach Thorpe Park, Leeds, LS15 8GB

## Property Features

- A first floor office suite of 1,550 sq ft with 6 car parking spaces
- High quality, fully refurbished, office space with raised access flooring
- Convenient location, on this popular business park, just off J46 M1
- Immediately available by way of a new lease

## Location

Thorpe Park is Leeds' premier office park situated directly off Junction 46 of the M1 motorway. The location provides easy access to Leeds city centre which is approximately 6 miles to the east of Thorpe Park as well as direct access to the national motorway network.

In addition there is a regular shuttle bus service to and from Crossgates Train Station and Thorpe Park.

## Description

4230 Park Approach is located on Phase 3 of the popular Pentagon development within the Northern quadrant of Thorpe Park. The building comprises a 2 storey semi-detached office building finished to the highest quality over ground and first floors.

The available accommodation comprises the whole of the first floor providing principally open plan office space with a boardroom/private office and extends to approximately 1,550 sq ft.

- Air conditioning
- Impressive full height entrance area
- 2.7m clear floor to ceiling height
- Full access raised floors
- Passenger lift
- High speed broadband into the building
- LG3 lighting
- Disabled, Male & Female toilets
- Gas fired central heating
- Set within an attractive landscaped environment
- Use of kitchen area
- On-site security and CCTV monitoring

## Car parking

The 1st floor suite benefits from 6 dedicated on-site car parking spaces plus the shared use of 1 disabled parking space.

## Accommodation

| FLOOR     | SQ M | SQ FT |
|-----------|------|-------|
| 1st Floor | 144  | 1,550 |

## Viewing or for more Information:

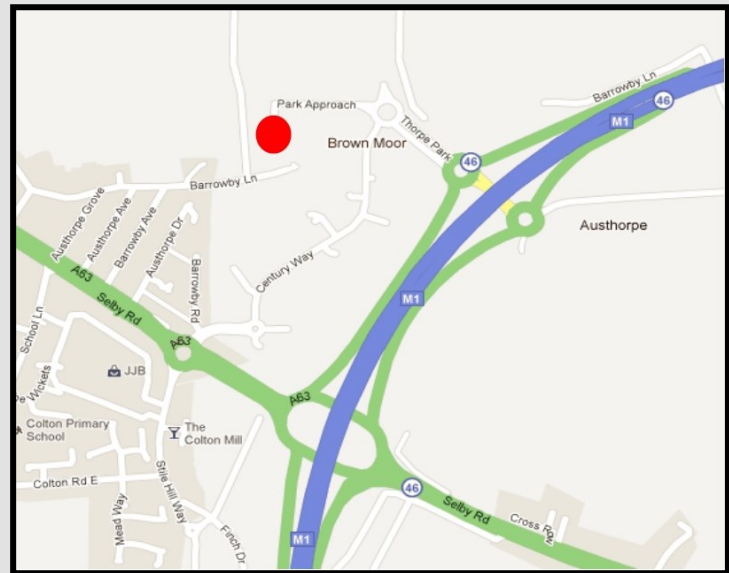
Viewing is by prior appointment through sole agent WSB

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## Terms

The first floor is available by way of a new lease on flexible terms at a quoting rent of **£25,575 per annum plus VAT.**

## Business Rates

According to the Valuation Office Agency website the suite has a Rateable Value of £19,250

## Energy Performance

EPC Rating C (58)

## VAT

All rents and other figures are quoted exclusive of VAT at the prevailing rate.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in any transaction



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